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# HOUSE CONCURRENT RESOLUTION

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APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-665 INOAOLE  
STREET, WAIMANALO, HAWAII.

1 WHEREAS, section 171-64.7, Hawaii Revised Statutes,  
2 requires the prior approval of the Legislature by concurrent  
3 resolution to sell certain state lands in fee simple; and  
4

5 WHEREAS, section 171-64.7(c), Hawaii Revised Statutes,  
6 states that "[t]he concurrent resolution shall contain the  
7 following information:  
8

- 9 (1) The specific location and size in square feet or in  
10 other precise measure of the parcels of land to be  
11 sold or given;  
12  
13 (2) The appraisal value of the land to be sold or given;  
14  
15 (3) The names of all appraisers performing appraisals of  
16 the land to be sold or given;  
17  
18 (4) The date of the appraisal valuation;  
19  
20 (5) The purpose for which the land is being sold or given;  
21  
22 (6) A detailed summary of any development plans for the  
23 land to be sold or given; and  
24  
25 (7) A statement of whether the land is, or is not, land  
26 that was classed as government or crown lands previous  
27 to August 15, 1895, or was acquired by the State in  
28 exchange for such lands, and a detailed explanation of  
29 how the state department or agency made this  
30 determination.



1 A draft of the concurrent resolution for the prior approval  
2 of a sale or gift of land shall also be submitted to the office  
3 of Hawaiian affairs at least three months prior to the convening  
4 of a regular or special session of the legislature to allow the  
5 office to determine whether the land was classed as government  
6 or crown lands previous to August 15, 1895, or was acquired by  
7 the State in exchange for such lands"; and

8  
9 WHEREAS, pursuant to section 171-64.7(e), Hawaii Revised  
10 Statutes, prior to finalizing any proposal for the sale or gift  
11 of lands and prior to the submission of the concurrent  
12 resolution to the Legislature, an informational briefing on the  
13 proposed sale or gift of lands shall be held in the community  
14 where the land to be sold or given is located; and

15  
16 WHEREAS, the Hawaii Housing Finance and Development  
17 Corporation (the "Corporation") desires to sell the leased fee  
18 interest in 41-665 Inoaole Street, Waimanalo, Hawaii, and  
19 provides the following information pursuant to section 171-64.7,  
20 Hawaii Revised Statutes:

- 21  
22 (1) The parcel is a single family home that is part of the  
23 Hale Aupuni project built in 1975 and is identified as  
24 a 4,404 square foot parcel, TMK No. 1-4-1-33-21;  
25  
26 (2) The leased fee interest in this parcel was appraised  
27 to have a fair market value of \$123,200;  
28  
29 (3) The parcel was appraised by Harlin Young & Co, Ltd.;  
30  
31 (4) The appraisal valuation date is June 1, 2014;  
32  
33 (5) The primary purpose for the sale of this parcel is to  
34 convey the leased fee interest to its current  
35 leasehold owner;  
36  
37 (6) There is no development plan for this unit, which is a  
38 single family residence; and  
39  
40 (7) As of August 15, 1895, the parcel was a portion of the  
41 Government (Crown) Land of Waimanalo; the  
42 Corporation's predecessor agency, the Hawaii Housing  
43 Authority, acquired title to the property through  
44 Grant No. S-15,206, dated September 5, 1974; and this



1 was determined by a search of the title records for  
2 this parcel by Title Guaranty of Hawaii on September  
3 4, 2014; and  
4

5 WHEREAS, the Corporation duly submitted a draft of the  
6 Concurrent Resolution to the Office of Hawaiian Affairs on  
7 September 30, 2014, more than three months prior to the opening  
8 day of the Regular Session of 2015; and  
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10 WHEREAS, the Corporation duly conducted a public  
11 informational briefing on the sale of this parcel on  
12 September 9, 2014, at the Waimanalo School cafeteria, Waimanalo,  
13 Hawaii, following publication of notice of the briefing in the  
14 Honolulu Star-Advertiser newspaper on September 5 and 8, 2014;  
15 and  
16

17 WHEREAS, no objection to the proposed sale was received at  
18 the public informational briefing; now, therefore,  
19

20 BE IT RESOLVED by the House of Representatives of the  
21 Twenty-eighth Legislature of the State of Hawaii, Regular  
22 Session of 2015, the Senate concurring, that the sale of the  
23 leased fee interest in 41-665 Inoaole Street, Waimanalo, Hawaii,  
24 TMK No. 1-4-1-33-21, is hereby approved; and  
25

26 BE IT FURTHER RESOLVED that a certified copy of this  
27 Concurrent Resolution be transmitted to the Executive Director  
28 of the Corporation.

